

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tyler

State: TX

PJ's Total HOME Allocation Received: \$7,897,561

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	85.24 %	88.74 %	25	90.66 %	18	16	
% of Funds Disbursed	70.59 %	79.23 %	33	81.06 %	13	9	
Leveraging Ratio for Rental Activities	0	4.05	24	4.62	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	11.35 %	81.32 %	35	81.27 %	1	1	
% of Completed CHDO Disbursements to All CHDO Reservations***	35.77 %	57.72 %	31	68.23 %	11	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	18.75 %	70.09 %	32	79.86 %	1	1	
% of 0-30% AMI Renters to All Renters***	12.50 %	36.23 %	29	44.82 %	7	5	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	18.75 %	95.55 %	32	94.65 %	1	0	
Overall Ranking:			In State:	35 / 38	Nationally:	6 3	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,037	\$14,049		\$25,419	16 Units	3.20 %	
Homebuyer Unit	\$4,094	\$9,433		\$14,530	298 Units	59.20 %	
Homeowner-Rehab Unit	\$19,703	\$30,082		\$20,251	125 Units	24.90 %	
TBRA Unit	\$1,600	\$3,562		\$3,156	64 Units	12.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tyler TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,123	\$21,460	\$21,614
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.74

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	66.7	15.8	14.5	31.3
Black/African American:	0.0	53.4	74.4	67.2
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	33.3	30.4	11.1	1.6
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HOUSEHOLD SIZE:

1 Person:	0.0	15.0	29.1	42.2
2 Persons:	66.7	27.7	27.4	28.1
3 Persons:	0.0	29.2	22.2	18.8
4 Persons:	0.0	15.0	10.3	7.8
5 Persons:	33.3	7.5	7.7	3.1
6 Persons:	0.0	2.4	1.7	0.0
7 Persons:	0.0	2.8	0.9	0.0
8 or more Persons:	0.0	0.4	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	20.6	14.5	46.9
Elderly:	0.0	4.0	26.5	6.3
Related/Single Parent:	33.3	42.3	26.5	29.7
Related/Two Parent:	66.7	27.3	21.4	12.5
Other:	0.0	5.9	11.1	4.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	33.3	
Other:	0.0	
No Assistance:	66.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tyler

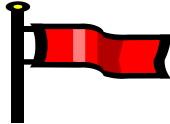
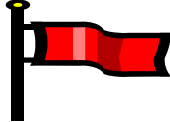
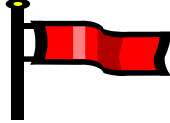
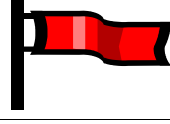

State: TX

Group Rank: 6
(Percentile)

State Rank: 35 / 38 PJs

Overall Rank: 3
(Percentile)

Summary: 5 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	11.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	35.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	18.75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	18.75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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